

**NASHVILLE DEVELOPMENT
REVIEW COMMISSION MEETING
TUESDAY, MAY 19, 2009**

Commission members present: President David Martin, Member Bob Bain, Member June Bryan, Member Merwin Bugher, Member Warren Cole, Member Rosemary Saurer, and Member Suzannah Zody. **Commission members not present:** Vice-President Brenda Young and Member Sean Cassiday. Also in attendance – Chief Administrator Carr and Historical Landmarks Foundation Representative Laura Renwick.

REGULAR COMMISSION BUSINESS

1) **CALL TO ORDER:** The meeting was called to order by President Martin at 6:00pm.

2) **ROLL CALL:** The roll was called by Chief Administrator Carr.

3) **APPROVAL OF THE MINUTES:**

Member Zody made a motion to approve the minutes from the April 21, 2009 meeting. Member Saurer seconded the motion. All were unanimously in favor.

4) **SIGN PERMIT APPLICATION**

A. THE SALVATION ARMY – DOCKET #09-06

Phil Barrett of the Salvation Army was present to answer questions regarding the sign application. President Martin commented that he has researched the banner situation and he still does not have a clear direction on what they should be doing with a banner as far as making it a temporary or permanent sign. He further noted if they make a decision they will be setting a precedent for the future. President Martin recommended the Commission discuss this situation and consider tabling the sign application until they have clarification from the Town Council as to whether a banner could be a permanent sign.

Member Saurer thought the Commission already had information about signs as banners. Historical Landmarks Foundation Representative Renwick explained there is some language in the guidelines referring to materials for signs and in that list, banner material is not listed as a recommended material. There is also a caption on one of the photos in the guidelines saying that banners should not become permanent advertising for a business.

Mr. Barrett explained that a banner normally is held up between two things and kind of flies in the air. President Martin noted he has found no references to banners in the ordinances. Mr. Barrett stated he is willing to put the banner on a board and use it as a sign in the traditional sense. Historical Landmarks Foundation Representative Renwick commented they would still have the material issue because the banner material would be the main issue. Discussion.

Member Cole suggested they refer this issue to the Town Council so that they may provide guidance to the Commission. Member Cole questioned if there is any other place in town that uses a banner. Member Zody commented she knows of two shops that have had banners up for some time as permanent signage. She explained that non-profit groups are allowed to leave up banners for four days at a time. Member Zody thought that if the Town Council is going to deliver an opinion on this issue she asked that they would provide guidelines for banners throughout the town and be consistent.

Mr. Barrett explained to the Commission that churches across the country are going to banners because they are a lot less expensive to deal with and they last longer. He noted there is a norm within the 501C3 community that are using a lot of banners. Member Zody commented in her opinion the Salvation Army banner is a quality sign but how it fits in with the DRC guidelines is another issue and they need to ask the Town Council to give them direction. Member Saurer agreed with Member Zody because they will be setting a precedent.

Member Cole made a motion to refer this issue to the Town Council for guidance and clarification. Member Zody seconded the motion. All were unanimously in favor.

B. POPPINS TOTE – DOCKET #09-15

Sydney DeVries was present to represent her sign application and presented an actual sign to the Commission to review. Ms. DeVries explained how she created the signs and the measurements of the signs. Chief Administrator Carr noted Town Superintendent Bush ok's the size of the signs.

Member Cole made a motion to approve the sign application based on the following guidelines: Si-1, Si-2, Si-6, Si-7, Si-8, Si-11, Si-13 and Si-14. Member Zody seconded the motion. Historical Landmarks Foundation Representative Renwick asked if there would be any lighting on the signs. Ms. DeVries explained there is an existing light over the door that is on a timer but she will not be adding any additional lights. All were unanimously in favor of the motion.

5) CERTIFICATE OF APPROPRIATENESS

A. HAROLD STANLEY – 92 W. FRANKLIN – DOCKET #08-50

Harold Stanley explained that the last time he approached the Commission regarding this project he was able to obtain a loan to do the renovations, but since that time the economy has flip-flopped on loaning and he is not able to obtain a loan on commercial property at this time. Member Bryan asked how long an approved COA application would be good for. Historical Landmarks Foundation Representative Renwick reported a COA would become void if construction work has not begun within six months of approval. Member Saurer commented it would be appropriate to wait to consider the COA until Mr. Stanley has his funding and is ready to begin construction.

President Martin explained if they issued the Certificate of Appropriateness Mr. Stanley would have to begin construction within six months or the certificate would no longer be valid. Mr. Stanley commented that it would work out better in the winter for him to begin construction.

Member Zody commented that this project is a significant alteration of a historical building and she wonders if they shouldn't discuss the potential outcome that the Commission would not approve this project due to the historical significance of the building. She noted comments that were written after the Technical Review meeting regarding the project. Historical Landmarks Foundation Representative Renwick explained she cited concerns about the location of the addition in relation to the existing building and the setback in relation to the buildings around it. She also noted one of the key items in the ordinance regarding General Design Regulations where they are talking about protecting the unique qualities and characteristics of the business district. The modification shall respect and be compatible with the architectural character and scale of the existing structure. Historical Landmarks Foundation Representative Renwick commented that given the fact the current building is an intact and nicely detailed historic building, she is not sure putting an addition in this particular location is compatible with the scale and character of the structure. Mr. Stanley noted many homes that had added additions that were built the same year as his building was built. Historical Landmarks Foundation

Representative Renwick explained the Commission is not trying to stifle business or make it so people cannot add onto their buildings, but wondered if there might be a way to add onto the building that might be more respectful or more complimentary to the main part of the building. Mr. Stanley explained he is trying to compliment the building and blend with the existing building.

President Martin asked if there was some way Mr. Stanley could add onto the building without obscuring the front of the building. Mr. Stanley noted there is not enough room to do that. Member Saurer commented that when she saw the drawings he presented she saw a dramatically altered area.

Historical Landmarks Foundation Representative Renwick cited the ordinances under regulatory goals of why the Commission was established one of which is to preserve distinctive examples of existing architecture that have contributed to the historic development of Nashville's unique village character. Discussion. Historical Landmarks Foundation Representative Renwick commented that in general the design of the addition is well done and relatively compatible with the building and takes into account a lot of the things in the DRC guidelines. For her, the issue is more about where the addition will be placed and the impact it will have on the historic building both physically and visually. Discussion.

Member Zody made a motion to table the application due to the financing situation but on the other hand if there is a problem with this project they should address it and not string him along if there are problems. Mr. Stanley explained when he goes to the bank to get a loan he must have the complete package with approved drawings and approval to build. Member Bryan noted if they allow this 1800's house to be completely covered, there are other 1800's buildings in the town that may also want to change the historical effect as well and wonders if this is a precedent they want to set. Member Bryan noted on that basis she made a motion to deny this application at this time based on NC1, NC6, NC10 and NC11 and Section 1G Regulatory Goals 1A and 3A. Member Saurer seconded the motion. All were unanimously in favor of the motion. President Martin commented the Commission would entertain listening to an addition that would not obscure the front of the building but at this point the Commission is not in favor of obscuring the front of the building.

Jeff Tatham asked the Commission to define historical building. Historical Landmarks Foundation Representative Renwick explained age of the building and several years ago there was an inventory done of all the historical buildings in Brown County. The building in question was listed in the inventory and rated either notable or outstanding. The State Preservation Office and Historic Landmarks of Indiana compiled this inventory. Discussion. President Martin explained that if Mr. Stanley disagrees with the ruling of the Commission he may go before the Town Council to ask for the decision to be reversed.

B. MIKE POPE – 44 W. GOULD STREET – DOCKET #09-05

Mike Pope was present to discuss his application. President Martin asked about the foundation of the building. Mr. Pope said there would not be a permanent foundation, no cement to be poured; the shed will be placed on blocks. President Martin asked about the color of the building. Mr. Pope explained last year the Commission approved the usage of the colors that he was going to paint the house with, and he is going to use these same colors. Mr. Pope noted the shed will not be attached to the house and provided a photograph to the Commission to show where the shed would be placed.

Member Zody made a motion to approve Docket #09-05 based on the following guidelines: NC22 and P1. Member Saurer seconded the motion. Member Bryan asked about the possible obstruction of the alley behind it. President Martin explained his understanding is there not a set back requirement from

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the alley. Mr. Pope explained the area and the shed will not obstruct the alley. All were unanimously in favor of the motion.

C. BROWN COUNTY COMMISSIONERS – 20 E. MAIN – DOCKET #09-17

Jerry Roberson spoke on behalf of the Brown County Commissioners and explained they would like to put up railings. A guest of the town fell last fall and that is why they would like to put in hand railings in the center of the steps on the southwest of the courthouse and the west stairway as well. Mr. Roberson commented that his contractor will duplicate the handrails that are on Main Street near the Professional building.

Member Zody made a motion to approve Docket #09-17 based on the following guidelines: PO1. Member Bugher seconded the motion. All were unanimously in favor.

D. SMTK INC. DBA FOR BARE FEET – 40 W. MAIN – DOCKET #09-16

President Martin left the meeting as he is the owner of the building. Member Cole acted as Chairman during this portion of the meeting. Randy Tyner presented samples to the Commission of the colors he wished to paint the building. New shaker shingles will be installed on the building as well, this is replacing like for like. Mr. Tyner noted the colors are as close as he could come to the color palette as he could remember. He also asked if he wanted to use these same paint colors on his other store would he have to go through this process. Member Cole advised he would have to go through the application process for the second building. Historical Landmarks Foundation Representative Renwick noted that application could possibly be approved by the Town Administration using the same colors.

The Commission compared the color samples to the Commission's adopted color palette. Member Saurer made a motion to approve Docket #09-16 based on the following guidelines: P1, P3 and P6. Member Bugher seconded the motion. All were unanimously in favor.

President Martin returned to the meeting.

6) REPORT FROM TOWN ADMINISTRATION

Chief Administrator Carr had nothing additional to report.

7) GUIDELINES – REQUIREMENT OF SUBMITTING 2 SETS OF PLANS

President Martin explained if the Commission received plans on a major development they need to make sure that Planning and Zoning also receives a set of plans as well. He requested a motion to be made regarding this issue. Member Zody made a motion in the future they will request two sets of plans for major projects. Member Saurer seconded the motion. Historical Landmarks Foundation Representative Renwick asked if this would also apply in the case if a project needs an improvement location permit in addition to a COA. Member Zody explained she was specially talking about those projects that need a Technical Review meeting.

Member Zody made a motion that for COA whenever it reads in the guidelines currently that one set of plans are required, actually now two sets of plans will be required so that the second set of plans can be sent to the County Plan Commission and if the application requires a set of plans a second set will be required so that the County offices may have a set. Member Saurer seconded the motion. All were unanimously in favor of the motion.

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8) ANY OTHER BUSINESS THAT MAY COME BEFORE THE COMMISSION

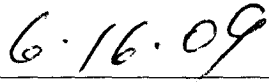
Member Zody explained the survey that was sent out to the Commission members regarding the expansion of the Atterbury and Muscatatuck military bases. If the members have further questions they can call the Public Affairs Office.

ADJOURNMENT

Member Zody made a motion to adjourn the meeting. Member Cole seconded the motion. All were unanimously in favor. The meeting was adjourned at 7:19pm.



President David Martin



Date